



BUILDING TYPES LEGEND

	SFD	TOWNS	APTS.
SIGNATURE (VILLAGE) SINGLES 58'X115' LOTS - ASHDALE/CAYDEN FLOOR PLANS	75 UN.		
28' WIDE REAR LOADED TOWNHOUSE 28'X95' LOTS - 28'WX38'D FLOOR PLAN		56 UN.	
22' WIDE FRONT LOADED TOWNHOUSE 22'X110' LOTS - 22'WX46.5'D FLOOR PLAN		12 UN.	
20' WIDE REAR LOADED TOWNHOUSE 20'X95' LOTS - 20'WX38'D FLOOR PLAN		34 UN.	
18' WIDE REAR LOADED TOWNHOUSE 18'X95' LOTS - 18'WX38'D FLOOR PLAN		42 UN.	
APARTMENTS			96 UN.
MIXED USE BUILDING (COMMERCIAL/APARTMENTS)			40 UN.
TOTAL & PERCENTAGE OF EACH UNIT TYPE	75 UN. (21%)	144 UN. (41%)	136 UN. (38%)
TOTAL RESIDENTIAL UNITS & DENSITY *GROSS ACREAGE DENSITY CALCULATION	355 UN./60.7 AC. = 5.85 UN./AC.		
TOTAL RESIDENTIAL UNITS & DENSITY *BUILDABLE ACREAGE DENSITY CALCULATION	355 UN./59.8 AC. = 5.94 UN./AC.		
COMMERCIAL + MIXED COMMERCIAL	42,000 SF		

SITE / ZONING DATA

	CURRENT REQUIREMENTS	PROPOSED (TEXT AMENDMENT NOTED IN RED)
TOTAL SITE ACREAGE	60.7 AC. - 0.4 AC. (COMMERCIAL) - 0.5 AC. (SLOPE)	60.7 AC.
BUILDABLE AREA		59.8 AC.
PROPOSED LAND USE:		TRADITIONAL NEIGHBORHOOD DISTRICT (SINGLE FAMILY, TOWNHOUSES, APARTMENTS (1ST FLOOR COMMERCIAL NOT REQUIRED), COMMERCIAL)
PROPOSED NUMBER OF UNITS:		355 UNITS
PROPOSED APARTMENTS:		136 UNITS
PROPOSED TOWNHOUSES:		144 UNITS
PROPOSED SINGLE FAMILY DETACHED:		75 UNITS
DENSITY:	4 UNITS/AC. 6 UNITS/AC. W/ BONUSES	6 UNITS/ACRE W/ BONUSES
ZONING:	TN - TRADITIONAL NEIGHBORHOOD DISTRICT	TN - TRADITIONAL NEIGHBORHOOD DISTRICT
PERIMETER SETBACKS:		
NON DETACHED SINGLE FAMILY UNITS	150 FT. (FROM EX. SINGLE FAMILY UNITS PRIOR 2022)	150 FT.
NEW COMMERCIAL BUILDINGS + PARKING	250 FT. (FROM EX. SINGLE FAMILY UNITS PRIOR 2022)	250 FT.
LOT AREA:	MIN. 6,000 SF. (SINGLE FAMILY) MIN. 4,800 SF. W/ DENSITY BONUS MIN. 2,000 SF. (TOWNHOUSE) MIN. 1,800 SF. W/ DENSITY BONUS MIN. 12,000 SF. (NON-RESIDENTIAL) N/A APARTMENTS	MIN. 6,000 SF. MIN 1,710 SF. (IF ALLEY ACCESS) MIN 12,000 SF. 2,000 SF/UNIT
LOT WIDTH:	MIN. 40 FT. (SINGLE FAMILY) MIN. 20 FT. (TOWNHOUSE) MIN. 70 FT. (NON-RESIDENTIAL)	MIN. 40 FT. (SINGLE FAMILY) MIN 18 FT. (IF ALLEY ACCESS) MIN 70 FT.
FRONT YARD:	MIN. 10 FT., MAX 25 FT. (LOCAL STREET) MIN. 10 FT., MAX 30 FT. (COLLECTOR STREET) MIN. 50 FT. (ARTERIAL)	MIN. 10 FT., MAX 25 FT. (CENTRAL GREEN LOT LINE)
REAR YARD:	MIN. 35 FT. MIN. 5 FT. (ATTACHED AND DETACHED GARAGES ALONG ALLEY)	MIN. 35 FT.
SIDE YARD:	MIN. 5 FT.	MIN. 5 FT.
PARKING SETBACK:	MIN. 30 FT.	
BUILDING HEIGHT:	MAX. 40 FT. OR 3 STORIES	MAX 45 FEET OR 3 STORIES (MIXED USE + APTS.) MAX 40 FEET OR 3 STORIES (ALL OTHER UNITS)
BUILDING COVERAGE:	MAX. 55% MAX. 80% TOWNHOUSE	MAX. 55% MAX. 80% TOWNHOUSE
IMPERVIOUS COVERAGE:	MAX. 70% ALL USES EXCEPT TOWNHOMES MAX. 90% TOWNHOUSE LOT	MAX. 70% ALL USES EXCEPT TOWNHOMES MAX. 90% TOWNHOUSE LOT
OPEN SPACE / PARKLAND:	MIN. 25% OF TOTAL LAND AREA	MIN. 25% OF TOTAL LAND AREA 32% OF TOTAL LAND AREA (19.5 AC. APPX.)
BUILDING TYPES:	MIN. 60% OF PRINCIPAL RESIDENTIAL BLDGS. HAVE FRONT DOOR ACCESSING UNENCLOSED PORCH OF 6 FT. X 9 FT.	MIN. 60% OF SINGLES AND TOWNHOUSES HAVE FRONT DOOR ACCESSING UNENCLOSED PORCH OF 40 SF
LAND USE %:	MAX. 12% OF TOTAL LAND AREA OF TND FOR COMMERCIAL USES AND ASSOCIATED PARKING	MAX. 12% OF TOTAL LAND AREA OF TND FOR COMMERCIAL USES AND ASSOCIATED PARKING
RETAIL SF:	MAX. 5,000 SF FLOOR AREA PER ESTABLISHMENT MAX. 6,000 SF FLOOR AREA	MAX. 5,000 SF FLOOR AREA PER ESTABLISHMENT MAX. 6,000 SF FLOOR AREA
PARKING:		
DWELLING UNIT	2 SPACES PER DWELLING UNIT SINGLE FAMILY - 2 * 75 = 150 SPACES TOWNHOUSES - 2 * 144 = 288 SPACES APARTMENTS - 2 * 136 = 272 SPACES ADA STALLS REQUIRED - 7	150 SPACES 336 SPACES 272 SPACES 10 ADA SPACES
RESTAURANT RETAIL	1 SPACE PER 4 SEATS + 1 SPACE PER 1.2 EMPLOYEES 1 SPACE PER 200 SF OF FLOOR AREA FOR CUSTOMERS 42,000 SF/200 SF = 210 SPACES ADA STALLS REQUIRED - 7	210 SPACES 10 ADA SPACES
TOTAL SPACES REQUIRED = ±881 (±920-39 SHARED)		TOTAL SPACES PROVIDED = ±929 TOTAL ADA SPACES PROVIDED = 20
*UP TO 50% OF PARKING REQUIREMENT MAY BE FULFILLED WITH ON-STREET PARKING. IF A PARKING AREA IS SHARED BY 3 OR MORE PRINCIPAL USES, THEN THE MIN # OF PARKING MAY BE REDUCED BY 10%. FURTHER REDUCTIONS MAY BE ALLOWED IF PROVED THAT THERE WILL BE DIFFERENT PEAK PERIODS FOR USES.		

741 / 999 SITE - MASTER PLAN

PREFERRED PLAN - EXPANDED PARKING

MILLERSVILLE BOROUGH, LANCASTER COUNTY, PA

GARMAN BUILDERS

P:\2023\20230223\20230221\Renderings\2025-01-22 - Master Plan Alternate 4 Rendering

03.20.2025

1" = 100'

50' 100' 200' 300'

0

N

ASSOCIATES